

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Hackness

Application No. NYM/2017/0084/FL

Proposal: construction of single storey rear extension

Location: 2 Redhill Cottages, Storr Lane, Hackness

Decision Date: 30 March 2017

Consultations

Parish - No objection.

Forestry Commission - Standing advice provided rather than individual response.


Site Notice Expiry Date - 09 March 2017.

Director of Planning's Recommendation

Approval subject to the following conditions:

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.						
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Plan & Elevations as Proposed</td> <td>2016/102/2B</td> <td>02 February 2017</td> </tr> </tbody> </table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Plan & Elevations as Proposed	2016/102/2B	02 February 2017
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Plan & Elevations as Proposed	2016/102/2B	02 February 2017						
3.	MATS17	The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.						
4.	MATS00	No work shall commence on the timber cladding of the development hereby permitted until details, including the design, fixing and finish of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.						
5.	MATS60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.						

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6.	MATS55	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	MATS00	Any fascias on the development hereby approved shall be coloured or treated to match the adjacent timber cladding, unless otherwise agreed in writing with the Local Planning Authority.

Informative

1.	MISC INF01 BATS	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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Reason for Conditions

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3 & 4.	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5 to 8.	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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Background

2 Redhill Cottage is a Victorian semi-detached dwelling of sandstone construction under a slate roof. The properties have been built in the gothic style with two storey gabled outshot extensions under a slate roof with decorative barge board detailing which is typical for this area. The pair of properties are situated just north-east of the junction with Ayton Road on rising ground with vehicular access provided almost on the apex of the bend. The properties are south facing and side-on to the road with No. 2 being furthest from the road. Views into the site are limited as a result of their position and general topography of the area.

A scheme of work has previously been approved and completed at No. 1 for renovation and extension of single storey outbuildings to provide additional living accommodation/annexe.

This application seeks full planning permission for the construction of a fairly substantial single storey extension to provide additional ground floor accommodation to provide a large kitchen/dining/day room. The proposal would infill a courtyard area which exists between the rear elevation and run of traditional outbuildings along the boundary. The application proposes to remove the existing pitched roof of the shared outbuilding replacing it with a flat roof linking to the proposed extension from the main dwelling which is of monopitch design. The extension measures approximately 6.9 metres long by 5.4 metres wide and has a distinctly different almost contemporary design. It is proposed to clad the extension with vertical timber boarding with a simple window design, under a gently sloping slate roof fitted with rooflights.

Main Issues

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

DP19 states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling

Albeit large, the proposed extension is of single storey design which ensures the host property remains the dominant form and by reason of its position at the rear of the (sunken) site, it is unlikely to be visible in the wider landscape. The neighbouring property has previously been heavily extended at the rear and consequently, this proposal is extremely unlikely to result in any loss of amenity for either the neighbouring or host property.

Signature:



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Whilst the proposed design bears little resemblance to the architectural style and proportions of the host property, its simplicity and proposed materials ensure that it does not detract from the pleasing character of the host dwelling. The use of timber cladding creates a contemporary contrast and also mimics a typical lightweight rural outbuilding, reducing its overall mass and impression of permanence. The host property, whilst traditional and typical of this locality, is not listed and is not within a conservation area, and consequently Officers consider that the current proposal is acceptable in this case.

The Parish Council has no objection to the development and no other comments have been received during the consultation period. Therefore, in view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

30 March 2017